

171.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,130,300 / 1,130,300

1,130,300 / 1,130,300

1,130,300 / 1,130,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		CLAREMONT AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BLASIK MICHAEL	
Owner 2: MORRISON NANCY H	
Owner 3:	

Street 1: 56 CLAREMONT AVE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER
Owner 1: EDELSTEIN ANDREW S -
Owner 2: WELLINS JO L -
Street 1: 56 CLAREMONT AVE
Twn/City: ARLINGTON
St/Prov: MA Cntry:
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 10,923 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 2970 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 3 Below Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family	10923	Sq. Ft.	Site	0	70.	0.68	8										523,383					523,400
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IN PROCESS APPRAISAL SUMMARY

Use Code Land Size Building Value Yard Items Land Value Total Value							Legal Description			User Acct	
101	10923.000	600,400	6,500	523,400	1,130,300					113237	
Total Card	0.251	600,400	6,500	523,400	1,130,300					GIS Ref	
Total Parcel	0.251	600,400	6,500	523,400	1,130,300					GIS Ref	
Source: Market Adj Cost		Total Value per SQ unit /Card:	380.58	/Parcel:	380.5					Insp Date	
										06/07/18	

PREVIOUS ASSESSMENT

Parcel ID 171.0-0002-0002.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	600,400	6500	10,923.	523,400	1,130,300	1,130,300	Year End Roll	12/18/2019
2019	101	FV	454,700	6500	10,923.	523,400	984,600	984,600	Year End Roll	1/3/2019
2018	101	FV	463,900	6500	10,923.	463,600	934,000	934,000	Year End Roll	12/20/2017
2017	101	FV	463,900	6500	10,923.	388,800	859,200	859,200	Year End Roll	1/3/2017
2016	101	FV	463,900	6500	10,923.	388,800	859,200	859,200	Year End	1/4/2016
2015	101	FV	431,600	6500	10,923.	336,500	774,600	774,600	Year End Roll	12/11/2014
2014	101	FV	431,600	6500	10,923.	325,200	763,300	763,300	Year End Roll	12/16/2013
2013	101	FV	431,600	6500	10,923.	309,500	747,600	747,600		12/13/2012

SALES INFORMATION

Grantor		Legal Ref		Type		Date		Sale Code		Sale Price		V Tst Verif		Notes		PAT ACCT.	
EDELSTEIN ANDRE		50504-446		12/21/2007						875,000	No	No					
DANCE ARIEL G		37424-508		12/19/2002						605,000	No	No					
DANCE SAMUEL L		28041-130		1/2/1998	Family					1	No	No	A				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/22/2020	1129	Alterati	142,500	O					6/7/2018	Meas/Inspect	BS	Barbara S
4/14/2010	308	New Wind	20,000						1/22/2009	Meas/Inspect	189	PATRIOT
12/12/2003	1047	Renovate	25,000	C		G6	GR FY06	RMOD KIT, BTH & AD	12/23/2008	Entry Denied	336	PATRIOT
11/14/2003	995	Wood Dec	1,500	C		G6	GR FY06	250 SFT RR DECK	12/23/2008	Entry Denied	336	PATRIOT
10/8/2003	856	Manual	29,000	C		G6	GR FY06	RENOVATE INT & STR	6/23/2005	Permit Visit	BR	B Rossignol
4/1/2003	216	Inter-De							4/2/2003	MLS	MM	Mary M
									11/10/2000	Hearing N/C	189	PATRIOT
									12/21/1999	Meas/Inspect	243	PATRIOT
									1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA / / /

